

ARCHITECTURAL REVIEW BOARD

November 12, 1985

MEMBERS PRESENT: Paul Cable
Norm Dooley
Stewart Harrod
Jouett Sheeting (4)

MEMBER ABSENT: Charlotte Stagner (1)

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item of business was approval of the minutes of the meeting of October 8, 1985. Mr. Harrod made a motion to approve the minutes as submitted. Mr. Dooley seconded the motion. The motion carried unanimously.

The first item of business on the agenda was a request from Steve Hanly for approval for the enclosure of a small rear porch at 316 W. Campbell Street. Randy Shipp, Main Street Manager, was present and gave the staff report on this request. Mr. Shipp stated that Mr. Hanly requests to enclose a small rear porch that would be 6' x 9' and would be enclosed with weatherboarding to match the existing house. Mr. Shipp added that one door would be located on the north elevation. This door would be wooden with glass in the upper half.

Mr. Shipp went over applicable Zoning Regulations from the Ordinance. He stated the applicable regulations were Sections 17.102 A and 17.102 F. Mr. Shipp stated that the request did meet the regulations.

Mr. Shipp stated that a telephone call was received from Ms. Knox, an adjoining property owner. Ms. Knox indicated she had no objection to the request. Mr. Mike Nichols, adjacent property owner, was present and stated he was in favor of the request. Mr. Hanly was present and stated there would be no windows. He stated he was enclosing the porch for a laundry room. Following further discussion, Mr. Dooley made a motion that the request be approved as requested and a Certificate of Appropriateness be issued. Mr. Cable seconded the motion. The motion carried unanimously.

The second item of business on the agenda was a request from Mr. Russell Rechenbach, II for approval for the demolition of the frame additions and approval for the exterior rehabilitation of the property located at 116 W. Main Street. Mr. Shipp gave the staff report on the demolition request first. He stated that the property is zoned Central Business and the proposed land use is residential. He stated that the applicant requests to remove several frame additions that have been made to the property. These additions were made to the rear of the building, one wing is off-set to the east side with a small covered porch area. Mr. Shipp stated that the roof to this porch would be removed.

Mr. Shipp went over the applicable regulations of the Zoning Ordinance. He stated that the regulations that applied to the request were Sections 17.103 A, 17.103 B, 17.103 C and 17.103 D. He stated these regulations had been complied with.

Mr. Shipp stated that a phone call had been received from Mr. Ashley Mixon, an adjacent property owner of 118 E. Main, and he had no objections to the request. Mrs. O'Rear, an adjacent property owner, was present and stated she was in favor of the request.

Mr. Sheetinger questioned the parking requirements. Mr. Shipp stated that since the property is in the CB district the parking does not have to be provided on the site but can be located anywhere in the Central Business District. Mr. Shipp added that one parking space is what would be required. Following further discussion, Mr. Cable made a motion to approve the demolition request and issue a Certificate of Appropriateness. Mr. Harrod seconded the motion. The motion carried unanimously.

Mr. Shipp then gave the staff report on the exterior rehabilitation portion of the request for the property at 116 W. Main Street. He stated that the applicant wishes to rehabilitate the structure. He added that the work elements would include the replacement of missing windows with nine-over-nine sashes, similar to the originals, and the construction of a rear veranda where the additions were attached. He stated this space would be infilled with frame construction covered with weatherboarding. Two windows would be installed in this space.

Mr. Shipp stated that the applicable sections for this request under the Zoning Regulations were 17.102 A, 17.102 B, 17.102 C, 17.102 E, 17.102 F and 17.102 H. Mr. Shipp stated that the request conformed to the regulations. Mr. Rechenbach was present and stated the wooden columns for the veranda would be round. He added that he was going to leave the brick natural. He stated that the rear of the building shows that it was not originally painted. Following further discussion, Mr. Harrod made a motion to approve the request and that a Certificate of Appropriateness be issued. Mr. Dooley seconded the motion. The motion carried unanimously.

The next item of business was a request from the Farmers Bank & Capital Trust Company for approval for the exterior rehabilitation of the property at 202-204 W. Main Street. Mr. Shipp gave the staff report on this item. He stated that the property is located within the Central Business zone district. He stated the proposed land use for the property is offices. He stated the applicant wishes to remodel the exterior of the property at 202-204 W. Main Street. The upper story windows are to be retained and repaired. The existing double storefront would be removed and replaced with a single storefront, similar to what was present at the turn-of-the-century. The proposed storefront would have a recessed enter doorway with display windows on either side. He added that the property is a three story, brick commercial structure.


Mr. Shipp stated that the applicable Zoning District Regulations for this request were Sections 17.102 A, 17.102 B, 17.102 C, 17.102 E and 17.102 F. Mr. Shipp stated that the request was in compliance with these regulations. Mr. Shipp added that there had been no mail or telephone response on this request. Following further discussion, Mr. Dooley made a motion that the request be approved and a Certificate of Appropriateness be issued. Mr. Harrod seconded the motion. The motion carried unanimously.

The final item of business on the agenda was a request from the Church of the Ascension for approval of the installation of a handicap ramp to the north elevation of the property at 311 Washington Street. Mr. Shipp gave the staff report on this item. He stated that the property is zoned Special Historic. He stated that the ramp would be located on the north elevation of the sanctuary at an existing doorway. He added that no modifications were required for the ramp.

Mr. Shipp stated that the ramp is almost in place at this time. He stated that at the time the building permit was issued, the staff was under the impression that it had been approved by the previous Architectural Review Board in 1977 when the other ramp was approved for the church. A check of the records showed that several sets of minutes are missing from that time. This case is apparently in the missing minutes. Mr. Shipp added that for this reason, the request was being re-submitted.

Mr. Shipp stated that South Central Bell had no objections to the request. Following further discussion, Mr. Dooley made a motion that the request be approved and a Certificate of Appropriateness be issued. Mr. Cable seconded the motion. The motion carried unanimously.

There being no further business to come before the Board, Mr. Harrod made a motion to adjourn. Mr. Dooley seconded the motion. The motion carried unanimously.


CHAIRMAN